



INDUSTRIAL LOTS AVAILABLE

Rock Glenn Business Park
Harford County, Maryland

Prepared by:
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INDUSTRIAL LOTS FOR SALE/LEASE/BUILD-TO-SUIT

PROPERTY IDENTIFICATION:	Rock Glenn Business Park
PROPERTY ADDRESS:	Rock Glenn Boulevard, Lot 2; Aberdeen, MD 21001
SITE SIZE:	8.3 Acres ± (2 other sites also available)
SALE PRICE:	\$1.2 million
USES:	Manufacturing, warehouse and flex
ZONING:	M1 City of Aberdeen Zoning
UTILITY SERVICE:	<ul style="list-style-type: none">· Public Water: 12" water main service provided by Harford County· Public Sewer: 12" sewer line served by City of Aberdeen· Natural Gas: Service provided by <i>BGE</i>· Electric: Site is served by 3-phase power by <i>BGE</i>· Voice & Data: Provided to site and served by <i>Verizon</i> and <i>Comcast</i>
STORM WATER MANAGEMENT:	Regional and On site SWM and water quality control in place. Maintenance costs shared by all lots
RAIL SERVICE:	CSX possible
ACCESS:	Minutes from I-95
PERMITS:	Building permits need to be obtained through City of Aberdeen. Harford County may be able to assist through Fast Track Process.
ENTERPRISE ZONE:	Site is located within Enterprise Zone
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">· Site is a finished, cleared, and graded pad· Located across new 300,000 square foot ± <i>Medline Industries, Inc.</i> manufacturing/distribution building· Within minutes of Interstate 95· Port of Baltimore within 20 miles

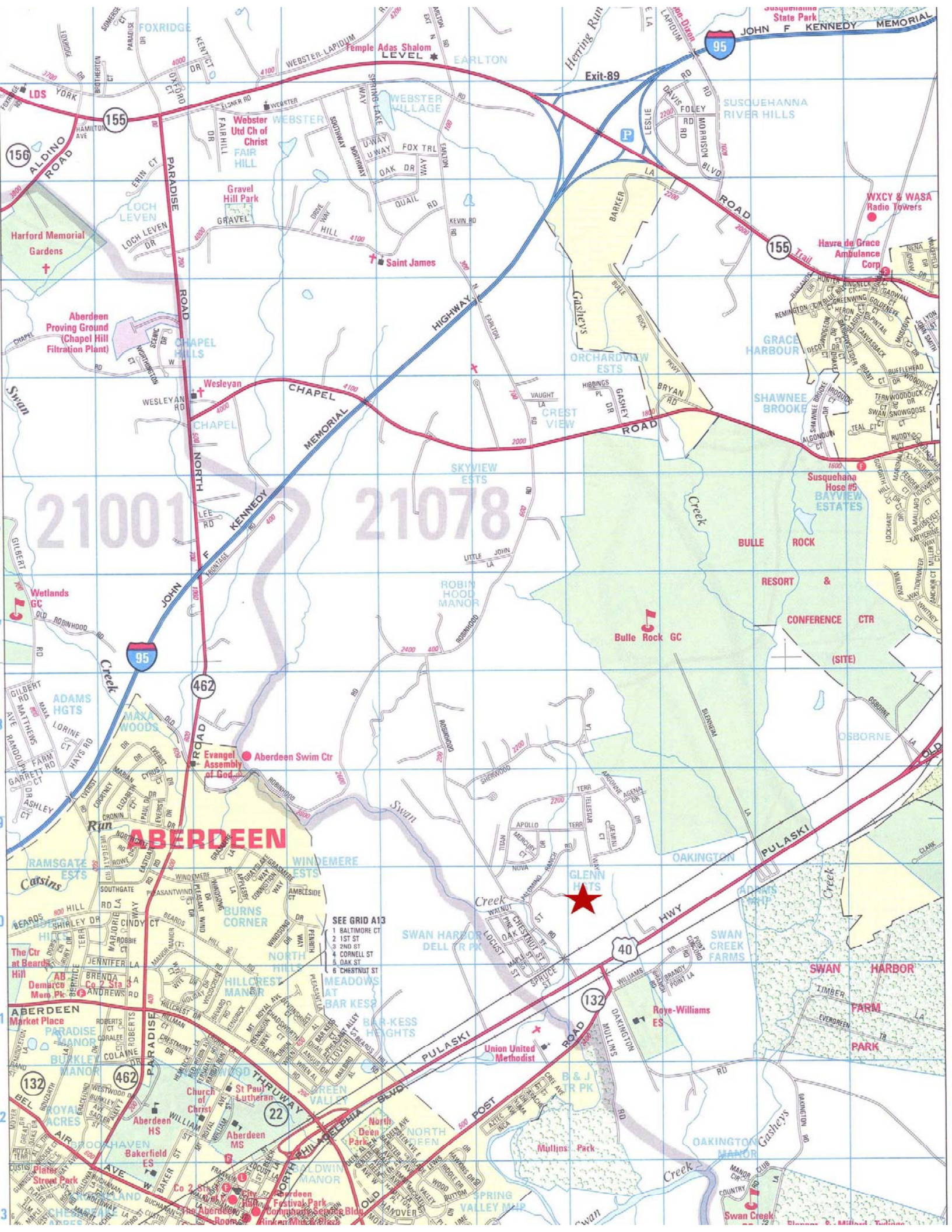
For additional information, contact:

Daniel A. Hudak, SIOR – 410-494-4897 or dhudak@mackenziecommercial.com

Keith A. Rawlings 410/494-4857 or krawlings@mackenziecommercial.com

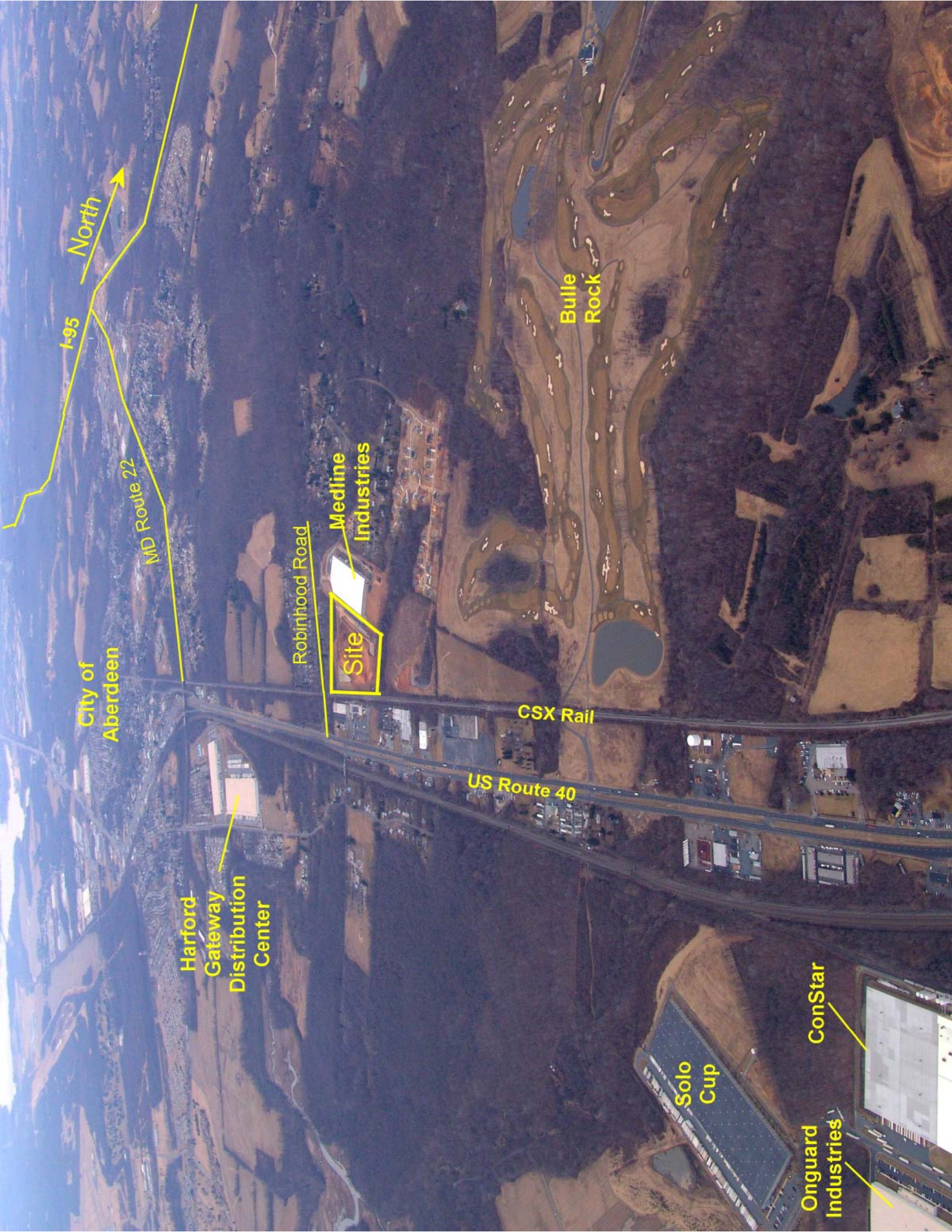
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All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and all such information is submitted subject to errors, omissions, or changes in conditions, prior sale, lease or withdrawal without notice. All information should be verified to the satisfaction of the person relying thereon.



SEE GRID A13

- 1 BALTIMORE CT
- 2 1ST ST
- 3 2ND ST
- 4 CORNELL ST
- 5 OAK ST
- 6 CHESTNUT ST



North

I-95

MD Route 22

City of
Aberdeen

Harford
Gateway
Distribution
Center

Robinhood Road

Medline
Industries

Site

CSX Rail

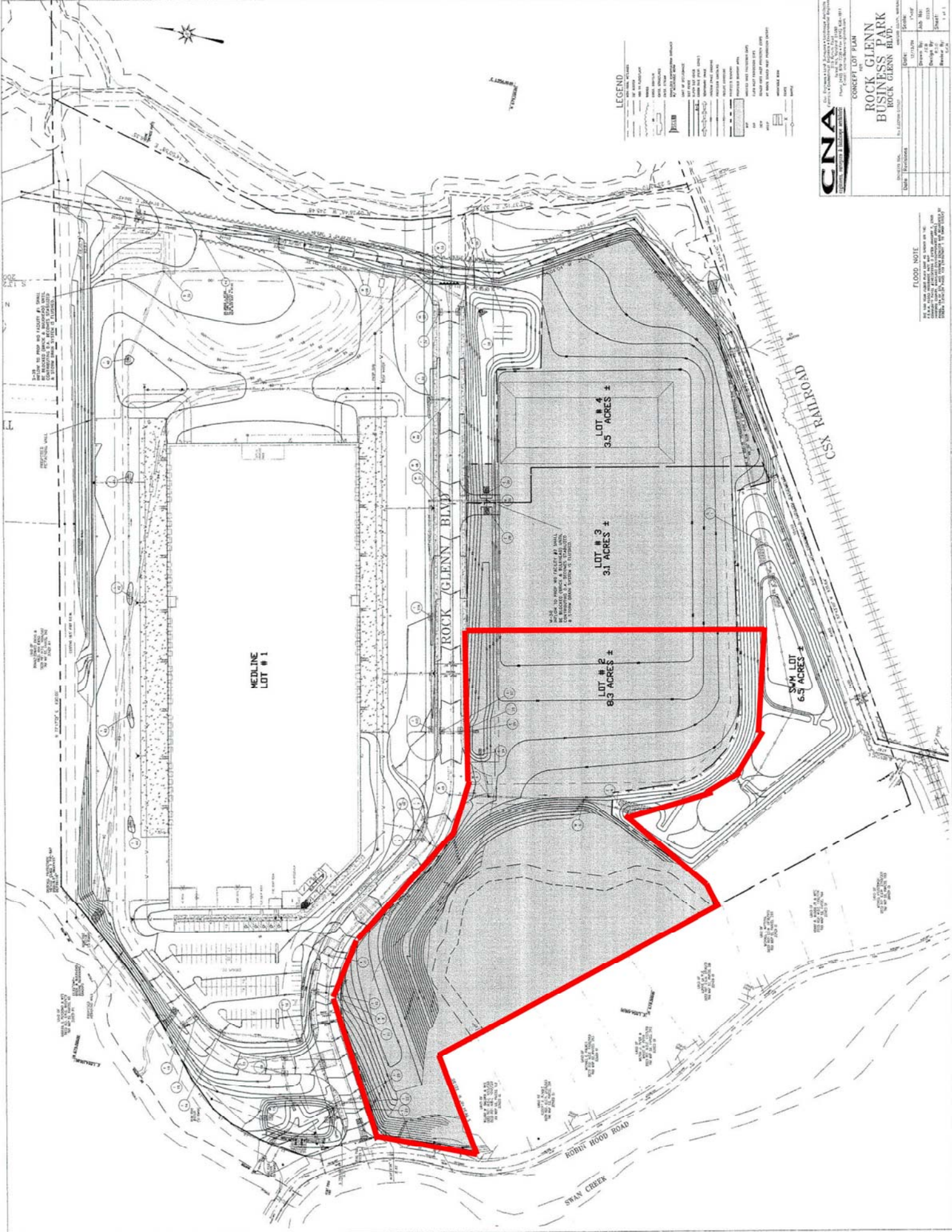
US Route 40

Bulle
Rock

Solo
Cup

ConStar

Onguard
Industries



Baltimore Metropolitan Region

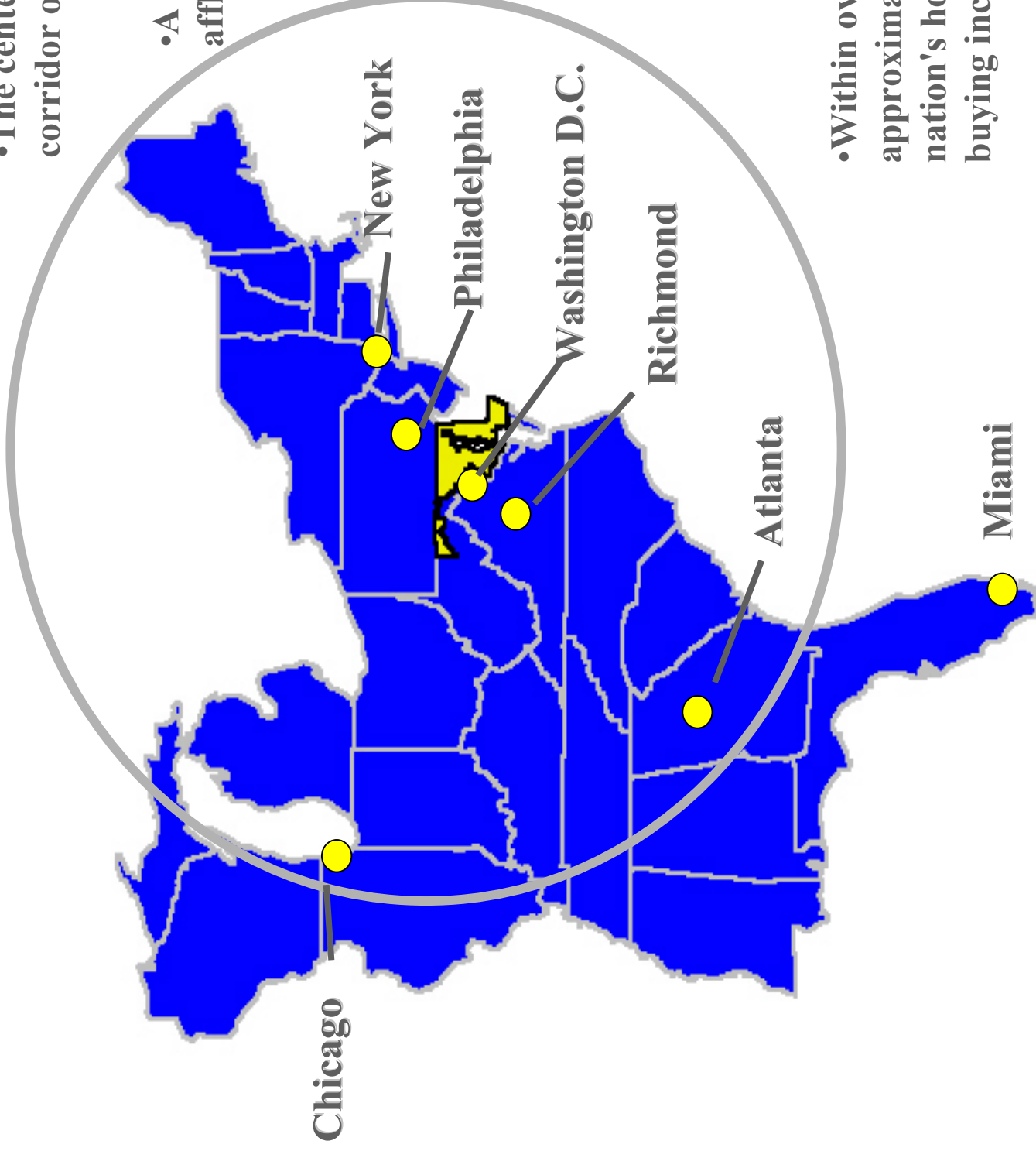
- The center of the Boston-Atlanta corridor on the Atlantic seaboard

- A position at the heart of affluent East Coast markets

- A site as close, by air, to London as Los Angeles

- Access to one of the most active venture capital regions in the U.S.

- Within overnight distance of approximately one-third of the nation's households, effective buying income, and retail sales



HARFORD COUNTY OVERVIEW

Harford County, Maryland is conveniently located on Interstate 95 and U.S. 40 between Philadelphia and Baltimore. It is a growing community within easy access to major urban resources but with a rural charm and history.

DEMOGRAPHICS

- The population in this area is estimated to change from 218,590 to 229,598, resulting in a growth of 5.0% between the year 2000 and the current year. Over the next five years, the population is projected to grow by 8.4%.
- The current median age for this population is 37.3, and the average age is 36.4. The projected median age in five years is 38.9.
- The number of households in this area is estimated (2003) to be 84,675 and is expected to increase 10.6% over the next five years.
- The average household income is estimated (2003) to be \$73,380 and is projected to increase 12.4% over the next five years.
- The current year per capita income is \$27,202

WORK FORCE

Harford County boasts a highly skilled and educated workforce. Currently, it is estimated that, for the population over 25, 9.5% had earned a Masters, Professional or Doctorate Degree and 18% had earned a Bachelor's Degree. Training fund grants are available from Harford County for employee training programs. These funds are in addition to any State funds received by the company.

TRANSPORTATION

Harford County is a major transportation link for the Mid-Atlantic region, giving businesses access to several modes of transportation. By mixing and matching the various delivery systems, companies have overnight access to nearly 30% of U.S. households, 31.5% of effective buying income in the U.S. and 27% of rental sales in the U.S.

Major Highways

I-95, U.S. 40, U.S. 1 and MD 24

Freight

- CSX Transportation
- Conrail

Commuter

- Amtrak
- MARC (Maryland Rail Commuter)

Easy Access...

- Washington, D.C. within 1.5 hours
- New York City within 3 hours
- Virtually all cities in the northeast and Mid-Atlantic are within overnight trucking distance
- Atlanta, Chicago, Cincinnati, Detroit or St. Louis are within 2 days

Three Major Seaports

Baltimore

- Third largest port on the East Coast
- 200 miles further inland and closer to the Midwest markets
- State-of-the-art Intermodal Container Transfer Facility (ICTF)
 - 70 acres
 - \$250 million Seagirt Marine Terminal
 - High-speed transfer of intermodal cargo between CSX Transportation rail lines
 - Direct ship-to-rail transfer of cargo
 - 4 loading tracks of up to 3,000 ft. in length
 - Capacity to handle 200,000 containers per year

Philadelphia

Wilmington

Air

Two international airports, Baltimore Washington International and Philadelphia International are located within 45 minutes and 1.5 hours respectively. To the south of BWI are Washington's Reagan National and Dulles International Airports. For charter, pleasure and corporate flights, several local airports provide service. The Maryland airports include Glenn L. Martin State Airport (Middle River), Harford County Airport (Aldino), Fallston Airport (Fallston) and Forest Hill Business Airpark (Forest Hill).

BUSINESS ASSISTANCE

Harford County has pursued a policy encouraging business and industry to locate and expand in the county. The Office of Economic Development coordinates this effort with the various county departments, the Maryland Department of Business & Economic Development, The Greater Baltimore Alliance and its three municipalities, Aberdeen, Bel Air and Havre de Grace, to ensure a successful team effort.

Nationally prominent firms have located in Harford County, including:

- The Clorox Manufacturing Products
- Frito-Lay, Inc.
- Mercedes-Benz of North America
- Saks Fifth Avenue
- Pier 1 Imports
- McCormick & Company
- Solo Cup
- Rite Aid Mid Atlantic Customer Support Center
- Gap Atlantic Distribution Center
- SAIC
- Master Halco
- Smith's Detection
- SafeNet
- Battelle
- Nutra Max Laboratories.

COMMERCIAL MARKET STATISTICS

The Harford/Cecil County Industrial market is comprised of 16,425,140 square feet of space with a heavy concentration in Bulk Warehouse product. A recent survey by a national consulting firm concluded that Harford County now has a firm base of manufacturing and regional distribution. A shift to corporate offices and high tech and R&D is expected to gain momentum and is aggressively being pursued by economic development officials through the development of the Higher Education and Applied Technology (HEAT) Center. The current vacancy rate for Flex product is 22.91% and for Bulk Warehouse product it is 14.89%. Average Asking rents for Flex space is \$7.28 per square foot and for Bulk Warehouse space it is \$4.27 per square foot.

Under the county's Master Plan for Growth, a Development Envelope is targeted for the I-95 / U.S. 40 area extending east and west, and MD Routes 24 / 924 north and south. This corridor can effectively accommodate industrial, commercial and residential growth well into the next century.

ENTERPRISE ZONE INFORMATION

Zone Objectives:

Harford County's focus on its two Enterprise Zones designated by the Maryland Department of Business & Economic Development is to:

Insure retention and spur expansion of resident businesses

Encourage the creation of well-paying new jobs

Promote development and occupancy of vacant, underutilized land and buildings

Support the County's commitment to revitalizing older industrial areas of Harford County

Edgewood/Joppa:

- Designated June, 1995
- 2,500+ acre zone
- Properties situated along U.S. 40, MD 24 and MD 755
- Business parks located within the zone
 - Lakeside Business Park
 - Fashion Park
 - Emmorton Business Park
 - William Paca Business Park
 - Clayton Station

Greater Aberdeen/Havre de Grace:

- Designated June, 1996
- Expanded June, 1997
- 7,500 + acre zone
- Properties situated along U.S. 40 and within municipalities of Aberdeen and Havre de Grace
 - South to Belcamp and Perryman
 - West to HEAT Center
 - East to include portions of Aberdeen Proving Ground
- Business parks located within the zone
 - Rock Glenn Business Park
 - Water's Edge Corporate Campus
 - The HEAT Center
 - Chesapeake Industrial Park
 - Cranberry Run Business Park
 - Hardee's Industrial Park
 - Hickory Ridge Industrial Park

Eligibility:

Business must be located within the zone and meet minimum requirements for job creation or for capital investment, including, but not limited to, specified design standards.

MINIMUM CAPITAL INVESTMENT CONSTRUCTION/REHABILITATION OF REAL PROPERTY

Edgewood/Joppa

- \$50,000

Greater Aberdeen/Havre de Grace

- \$25,000 (if business has 10 or less employees)
- \$50,000 (if business has 11 or more employees)

MINIMUM JOB CREATION

Edgewood/Joppa

- 5 new*

Greater Aberdeen/Havre de Grace

- 2 new* (if business has 10 or less employees)
- 5 new* (if business has 11 or more employees)

* Working 35 hours per week or more, hourly pay must be 150% of minimum wage; half of work time must be within Enterprise Zone

Benefits:

LOCAL REAL PROPERTY TAX CREDITS*

Credits are available for up to ten years on capital investments. Credit of 80% on increases in assessed value of real property for first five years, decreasing by 10% annually for the remaining five years. Any real property tax credits are granted for full taxable years only.

STATE INCOME TAX CREDITS

Require creating a minimum number of new full-time jobs. Credits for hiring "economically disadvantaged" employees (vouchered by the State)

- first year \$3,000
- second year \$2,000
- third year \$1,000

One-time credit of \$1,000 for all other eligible new jobs.

*NOTE: Businesses seeking local real property tax credits must apply to the Office of Economic Development and applicable municipal departments prior to completing the construction or rehabilitation project. Real property tax credits may not be granted retroactively.

BGE "RIDER 7" ELECTRICITY PRICE REDUCTION PROGRAM

Price rate reductions are available through BGE (division of Constellation Energy Group) on new or incremental electrical load increases of 200kw or more per month, for companies that increase employment by at least 10 full-time equivalent persons.

For more information, contact:

*Rita Bittner
Enterprise Zone Administrator
Harford County Economic Development
410-638-3059*